

SPI-22 (Memorial Drive/ Martin Luther King Jr. Drive) Recommended Zoning Regulations- Draft Subarea 2 (Capital Gateway)

Please Note: This chart is provided as a general overview of zoning requirements and may not contain full details for any specification.

General Permitted Uses

Banks/Financial Institutions	Multi-family Dwellings	Sales & Repair Establishments (Non-auto)
Business/Commercial Schools	Museums/Galleries/Libraries	Structures for public transit (Non-railroad)
Childcare Centers	Offices/Clinics/Laboratories (enclosed)	Tailoring/custom dressmaking/millinery
Clubs & Lodges	Printing Shops	Veterinary Clinics (enclosed)
Commercial Recreation Establishments	Professional/Personal Services	
Dormitories/Frats/Sororities	Public and Private Schools	
Eating and Drinking Establishments	Retail Establishments	
Laundry/Drycleaning	Sales & Leasing for Bicycles/Mopeds	

Single family & two family dwellings are prohibited.

Drive-through facilities are permitted only when completely enclosed by building or parking structure, except for ingress and egress points.

Sales and leasing agencies for automobiles are prohibited. Service stations and car washes are prohibited.

Independent primary parking is prohibited. Bus Terminals are prohibited. Manufacturing/wholesaling is prohibited.

Mercantile uses including merchandise marts and wholesale exhibit buildings are prohibited.

New adult businesses prohibited. Pedestrian bridges and tunnels prohibited.

Uses Only by Special Permit

Broadcast Towers < 70 feet in height	Special Administrative Permit
Broadcast Towers > 70 feet in height	Special Use Permit
Churches/Religious Facilities	Special Use Permit
Telecommunication Switchboards/Etc.	Special Use Permit
Family Care & Group Homes*	Special Use Permit
Helicopter Landing Facilities	Special Use Permit
Hospitals & Medical Clinics	Special Use Permit
Hotels and Motels	Special Use Permit
Nursing Homes/Convalescent Centers	Special Use Permit
Outdoor Amusement/ Religious Ceremonies	Special Administrative/Use Permit
Rehabilitation Centers	Special Use Permit
Sports Arenas and complexes	Special Use Permit
Single Room Occupancy Residencies	Special Use Permit

*Family care & group homes as defined in Section 16-29.001(16)a, but not congregate care homes and rehabilitation centers.

General Development Controls

Lot Coverage	max. 85% of net lot
Non-residential Public Space (PSR)	15%
Residential Useable Public Space (UOSR)	The lesser of 15% Floor Area or 80% Lot Area
Supplemental Zones (greater than 15')	Minimum of 80% accessible to the public; counts toward required open space
Supplemental Zones (less than 15')	Minimum 80% Hardscape and accessible to the public
Street Trees	Required within street furniture & tree planting zone. Minimum 3" caliper, 12' height and limbed up to 7' in min. 40 sf cutouts. Minimum 40' height at maturity. Must be planted a maximum distance of 40' on center and spaced equally between street lights.
Street Lights	Placed at a maximum 80' on center

Sidewalk Table

	Minimum width
Memorial Drive	20' (5' wide street furniture and tree zone, 10' sidewalk clear zone and 5'-10' supplemental zone)
Martin Luther King Drive	
All other streets	11' (5' wide street furniture and tree zone, 6' sidewalk clear zone) ¹

¹ Minimum 5' wide supplemental zone is required adjacent to ground floor residential.

Fenestration Requirements

Storefront Street (Memorial Drive)	65% linear length of street-level façade
All other streets (commercial use)	65% linear length of street level façade
All other streets (residential use)	30% linear length of street-level façade

Fences

Outdoor dining adjacent to sidewalk	36 inches maximum height
Side & Rear yards & areas not between building and street	8 feet maximum height
Between building and street - Commercial uses	none ²
Between building and street - Residential uses	5 feet maximum height

² 6' max height (4' of which can be solid wall) when located between existing building & street

Off-Street Parking Requirements

	Minimum Spaces	Maximum Spaces
Residential	none	1 each for first 2 bedrooms plus 0.5 for greater bedrooms + 1/3 per unit guest parking
Banks/Financial Institutions	1 / 200 sf	2.5 / 200 sf
Business/Commercial Schools	1 / 200 sf	2.5 / 200 sf
Childcare Centers	1 / 600 sf	2.5 / 600 sf
Clubs & Lodges	1 / 200 sf	2.5 / 200 sf
Eating & Drinking Establishments	1 / 200 sf	3.0 / 200 sf
Accessory Outdoor Dining (>25% sf)	1 / 300 sf	3.0 / 200 sf
Dormitories/Frats/Sororities	1 per 2 bedrooms + 1 / 200 sf common area	1.5 per 2 bedrooms + 1/200 sf common area
Hotels and Motels	1 / 600 sf	2.5 / 600 sf
Office	1 / 300 sf	4.0 / 1,000 sf
Printing Shops	1 / 200 sf	2.5 / 200 sf
All other non-residential uses	none	2 / 600 sf

Bike parking spaces requirement: 1 per 20 parking spaces for non-residential development, 1 per 5 multi-family residential units.

Off-street parking shall be located in the side or rear yards and shall not be located between the principal structure and the street.

Parking requirements may be reduced provided there is a shared parking arrangement which avoids conflicting parking demands.

Subarea Development Controls

Non-residential Max Floor Area Ratio (FAR)	1.0
Residential Max Floor Area Ratio (FAR)	2.5
Max Allowable Floor Area Ratio (FAR) Mixed Use	3.0
Minimum Façade Height	25' (35' on Memorial Dr.)
Maximum Height	66' ³
Side Yard Setback (residential with windows)	7.5' ⁴
Side Yard Setback (other)	none ⁴
Rear Yard Setback (residential with windows)	7.5' ⁴
Rear Yard Setback (other)	none ⁴

³ Transitional height plane begins 35' above the buildable area boundary and extends at a 45 degree angle away from residences when district adjoins R-1 through R-G or PD-H.

⁴ Transitional Yard- Minimum 20' when district adjoins R-1 through R-G or PD-H (allowing only for private alleys/drives max 10' width)